

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 223 Third Street, Application Number HDC17-045

**DISTRICT:** Old West Side Historic District

**REPORT DATE:** May 11, 2017

**REPORT PREPARED BY:** Jill Thacher, Historic Preservation Coordinator

**REVIEW COMMITTEE DATE:** Monday, May 8, 2017

	<b>OWNER</b>	<b>APPLICANT</b>
<b>Name:</b>	David Mieras	Same
<b>Address:</b>	223 Third St Ann Arbor, MI 48103	
<b>Phone:</b>	(231) 670-3907	

**BACKGROUND:** This gable-fronter features corner returns, a stuccoed full-width front porch with round half-height columns, and wood lap siding and trim. It first appears in the Polk City Directory in 1908 as the home of bookbinder Karl Gauss. The footprint of the house matches today's on the 1908 Sanborn Fire Insurance Map. The house is a condominium unit that is part of a larger site that includes the house next door to the south and the St. Paul Lutheran Church.

In 2015 the HDC approved an application to construct a shed in the backyard.

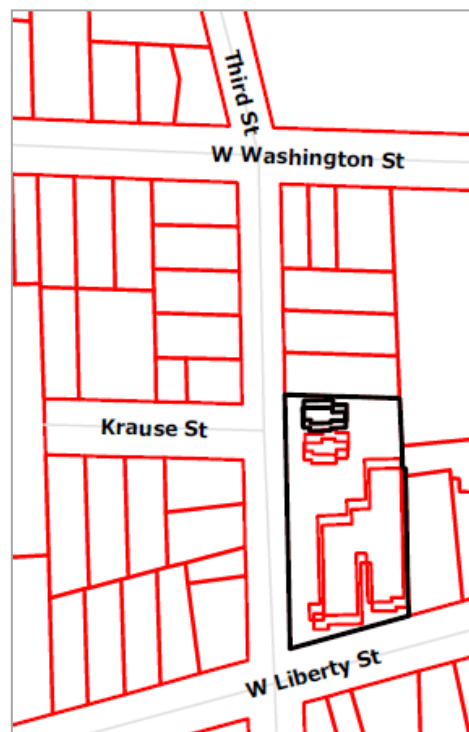
**LOCATION:** The site is on the east side of Third Street, opposite Krause Street.

**APPLICATION:** The applicant seeks HDC approval to: construct a second floor rear addition on top of an existing one-story addition; add a gable wall dormer on the south elevation; remove a brick chimney; install an air conditioning unit; and install a skylight.

#### **APPLICABLE REGULATIONS:**

##### **From the Secretary of the Interior's Standards for Rehabilitation:**

- (2) The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
  
- (9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be



differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

- (10) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

**From the Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings (other SOI Guidelines may also apply):**

**New Additions**

Recommended: Constructing a new addition so that there is the least possible loss of historic materials and so that character-defining features are not obscured, damaged, or destroyed.

Designing new additions in a manner that makes clear what is historic and what is new.

Locating the attached exterior addition at the rear or on an in-conspicuous side of a historic building; and limiting its size and scale in relationship to the historic building.

Considering the attached exterior addition both in terms of the new use and the appearance of other buildings in the historic district or neighborhood. Design for the new work may be contemporary or may reference design motifs from the historic building. In either case, it should always be clearly differentiated from the historic building and be compatible in terms of mass, materials, relationship of solids to voids, and color.

Not Recommended: Attaching a new addition so that the character-defining features of the historic building are obscured, damaged, or destroyed.

Designing a new addition so that its size and scale in relation to the historic building are out of proportion, thus diminishing the historic character.

**District or Neighborhood Setting**

Not Recommended: Introducing new construction into historic districts that is visually incompatible or that destroys historic relationships within the setting.

**Windows**

Not Recommended: Introducing a new design that is incompatible with the historic character of the building.

**From the City of Ann Arbor Design Guidelines:**

**Guidelines for All Additions**

Appropriate: Limiting the size and scale of the addition in relationship to the historic building so that it does not diminish or visually overpower the building or the district. The addition should exceed neither half of the original building's footprint nor half of the original building's total floor area.

**STAFF FINDINGS:**

1. The existing rear one-story wing is original to the house. When built, this house and its neighbors to the north and south were on one lot. The house to the north was split off first, and later the two houses and 223 and 225 were acquired by St. Paul's Lutheran Church.
2. Materials proposed for the addition include: cedar lap siding; the re-use of two rear-facing windows (the east bedroom window and bonus room window on the demolition schedule) on the new second floor rear elevation; two new fibrex-clad Andersen windows and fiber-cement shingle cladding in the new gable dormer on the south elevation. A new AC condenser and various vents are also shown.
3. The original footprint of the house would be unchanged. 59 square feet of new usable space would be created. The current attic space above the rear wing is 6'8" tall in the center, but only for 15" down the center. It is accessed through a bedroom closet. The addition would allow a new usable room and more functional bathroom.
4. The existing red brick chimney is not ornate or unique, and is located near the back of the second story above the roof ridge. Removing the chimney would allow additional interior space to be captured.
5. The skylight location is inconspicuous and allows more light into a bedroom that will lose a window because of the addition.
6. The design of the addition and reuse of historic materials make the work somewhat difficult to distinguish from the original. The layout (bringing the walls up from the existing rear wing) is logical, however, and the use of new materials in the gable dormer makes sense. Staff appreciates the re-use of the historic windows, corner returns, and trim on the second floor. Further distinguishing the new work from the old might result in awkward transitions between materials or the loss of historic fabric.
7. Staff's opinion is that the addition does not destroy historic materials features, spaces, or spatial relationships that characterize the property; that the new addition is barely but adequately differentiated from the old and compatible in size, scale, and design; and that the work is appropriate for this house in this lot configuration.

## MOTION

(Note that the motion is only a suggestion. The Review Committee, consisting of staff and at least two Commissioners, will meet with the applicant on site and then make a recommendation at the meeting.)

I move that the Commission issue a certificate of appropriateness for the application at 223 Third Street, a contributing property in the Old West Side Historic District, to construct a second floor rear addition on top of an existing one-story addition; add a gable wall dormer on the south elevation; remove a brick chimney; install an air conditioning unit; and install a skylight, as proposed. The work is compatible in exterior design, arrangement, materials, and relationship to the house and the surrounding area and meets the *City of Ann Arbor Historic District Design Guidelines* for All Additions, and *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, in particular standards 2, 9 and 10 and the guidelines for New Additions, District or Neighborhood Setting, and Windows.

## MOTION WORKSHEET

I move that the Commission issue a Certificate of Appropriateness for the work at 223 Third St in the Old West Side Historic District

\_\_\_\_\_ Provided the following condition(S) is (ARE) met: 1) STATE CONDITION(s)

The work is generally compatible with the size, scale, massing, and materials and meets the Secretary of the Interior's Standards for Rehabilitation, standard(S) number(S) (*circle all that apply*): 1, 2, 3, 4, 5, 6, 7, 8, 9, 10

**ATTACHMENTS:** application, photos, drawings, materials details

223 Third, May 2008 survey photo





**City of Ann Arbor  
PLANNING & DEVELOPMENT SERVICES — PLANNING  
SERVICES**

301 E. Huron Street | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647  
p. 734.794.6265 | f. 734.994.8312 | [planning@a2gov.org](mailto:planning@a2gov.org)

**ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION**

<b>Section 1: Property Being Reviewed and Ownership Information</b>
Address of Property: <u>223 Third St.</u>
Historic District: <u>Old West Side</u>
Name of Property Owner (If different than the applicant): _____
Address of Property Owner: _____
Daytime Phone and E-mail of Property Owner: _____
Signature of Property Owner: <u>David Mieras</u> Date: <u>04/18/2017</u>
<b>Section 2: Applicant Information</b>
Name of Applicant: <u>David Mieras</u>
Address of Applicant: <u>223 Third St. , Ann Arbor MI 48103</u>
Daytime Phone: ( <u>231</u> ) <u>670-9307</u> Fax:( <u>      </u> ) _____
E-mail: <u>dmieras@gmail.com</u>
Applicant's Relationship to Property: <input checked="" type="checkbox"/> owner <input type="checkbox"/> architect <input type="checkbox"/> contractor <input type="checkbox"/> other
Signature of applicant: <u>David Mieras</u> Date: <u>04/18/2017</u>
<b>Section 3: Building Use (check all that apply)</b>
<input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multiple Family <input type="checkbox"/> Rental
<input type="checkbox"/> Commercial <input type="checkbox"/> Institutional
<b>Section 4: Stille-DeRossett-Hale Single State Construction Code Act</b> (This item <b>MUST BE INITIALED</b> for your application to be <b>PROCESSED</b> )
Public Act 169, Michigan's Local Historic Districts Act, was amended April 2004 to include the following language: "...the applicant has certified in the application that the property where the work will be undertaken has, or will have before the proposed completion date, a a fire alarm or smoke alarm complying with the requirements of the Stille-DeRossett-Hale Single State Construction Code Act, 1972 PA 230, MCL 125.1501 to 125.1531."
Please initial here: <u>DJM</u>

**Section 5: Description of Proposed Changes (attach additional sheets as necessary)**

1. Provide a brief summary of proposed changes. Replace 1/2 story room with 3/4 story bedroom,  
add a cross gable to the south and a shed dormer to the north. Two windows and a skylight will be added,  
two windows relocated, and one removed. The chimney will be removed to create a code compliant  
hallway. 59 sqft or 5% will be added to the current 1,236 sqft of floor area. Asphalt shingles will be  
replaced and up to three ports will be added to the rim joist area for a high efficiency hvac system.

2. Provide a description of existing conditions. This gable front home was constructed in 1920 and  
features corner returns, a stuccoed full-width front porch with round half-height columns, and wood lap  
siding and trim. There is one small bathroom on the 2nd floor. The chimney has had multiple non  
contributing repairs. The hose is a condominium unit that is part of a larger site zoned R4C that includes  
the house next door to the south and the St. Paul Lutheran Church.

3. What are the reasons for the proposed changes? The 2nd floor has two medium bedrooms and a  
small office, there is no storage and little privacy. The intent of the alteration is to provide the owner with  
adequate sleeping and storage space for a family of three with the occasional guest while preserving the  
architectrual integrity of the historic home.

4. Attach any additional information that will further explain or clarify the proposal, and indicate  
these attachments here.

Application packet with existing photos, site plan, existing and proposed elevations, 2nd floor plan  
and roof plan attached.

5. Attach photographs of the existing property, including at least one general photo and detailed  
photos of proposed work area.

**STAFF USE ONLY**

Date Submitted: \_\_\_\_\_ Application to \_\_\_\_\_ Staff or \_\_\_\_\_ HDC

Project No.: \_\_\_\_\_ **HDC** \_\_\_\_\_ Fee Paid: \_\_\_\_\_

Pre-filing Staff Reviewer & Date: \_\_\_\_\_ Date of Public Hearing: \_\_\_\_\_

Application Filing Date: \_\_\_\_\_ Action: \_\_\_\_\_ HDC COA \_\_\_\_\_ HDC Denial

Staff signature: \_\_\_\_\_ \_\_\_\_\_ HDC NTP \_\_\_\_\_ Staff COA

Comments:



# ANN ARBOR HISTORIC DISTRICT COMMISSION

## APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

### MIERAS RESIDENCE, 223 THIRD STREET



#### TABLE OF CONTENTS:

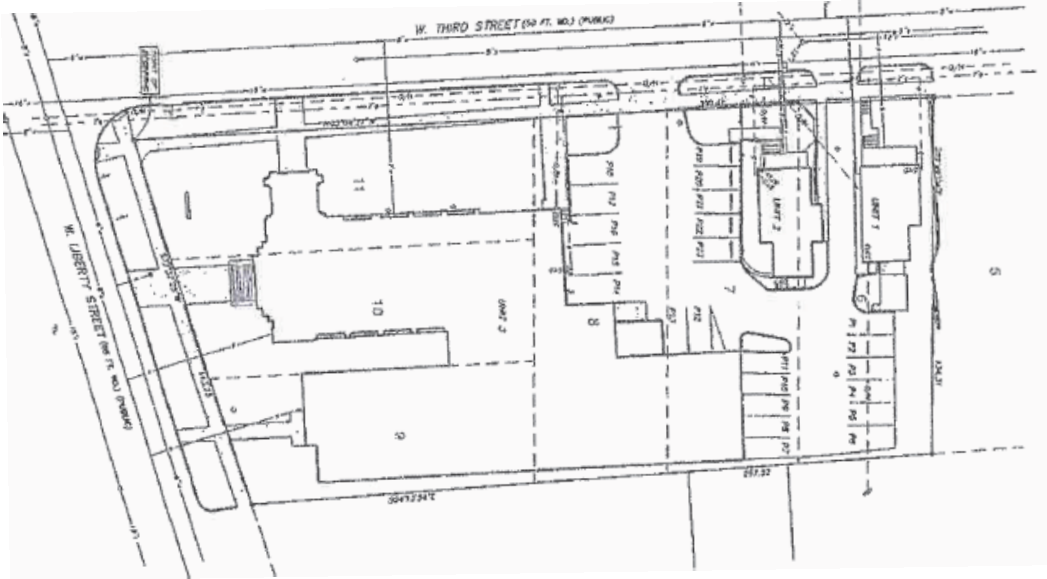
1. TITLE SHEET
2. PHOTOS OF EXISTING HOME
3. SITE PLAN
4. EXISTING ELEVATIONS
5. SECOND FLOOR PLAN EXISTING
6. SECOND FLOOR PLAN PROPOSED
7. ROOF PLAN
8. PROPOSED ELEVATIONS
9. PROPOSED ELEVATIONS cont'd







# Site Plan Liberty and 3rd

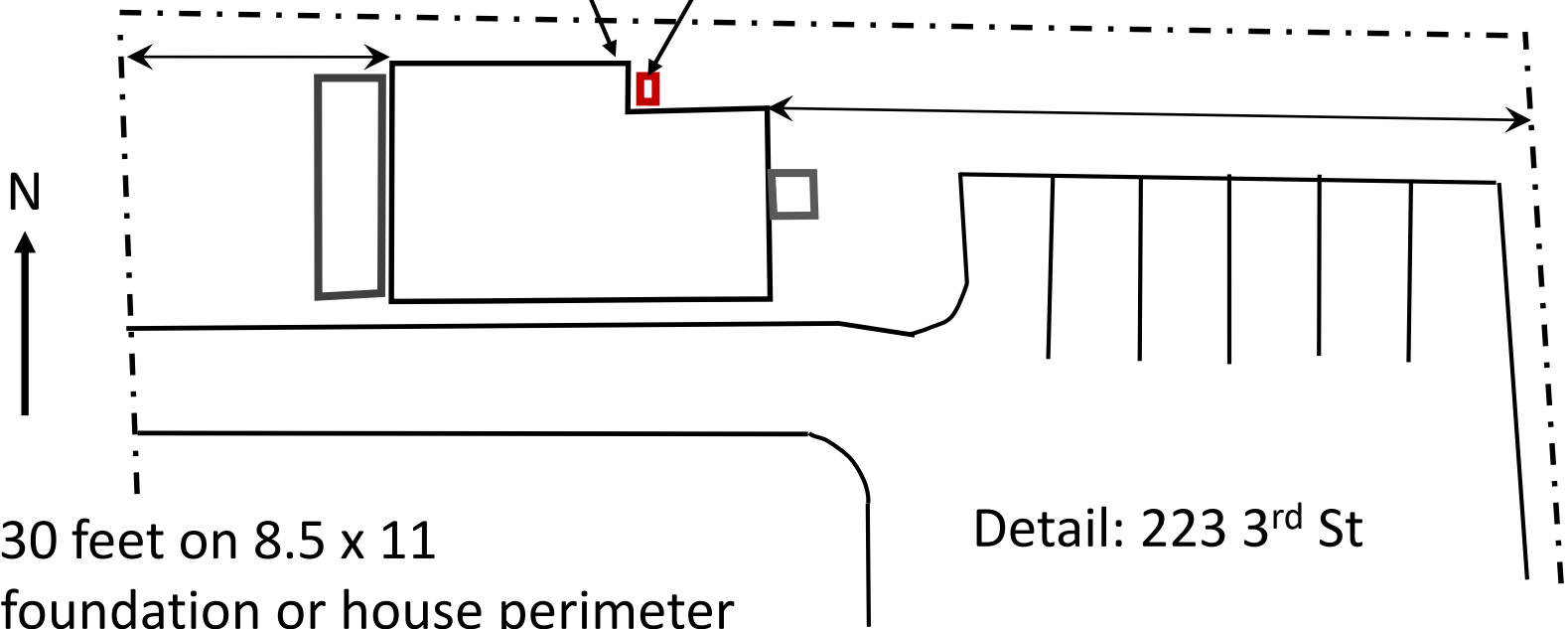


## Detail view 223 3<sup>rd</sup>:

Front setback 26' 1"  
Side setback 5' 0"

Proposed location  
of air conditioner

Rear setback 72' 2"

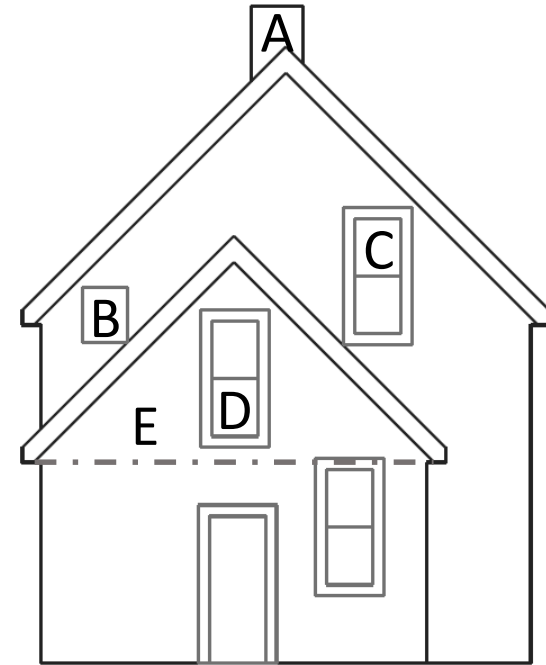
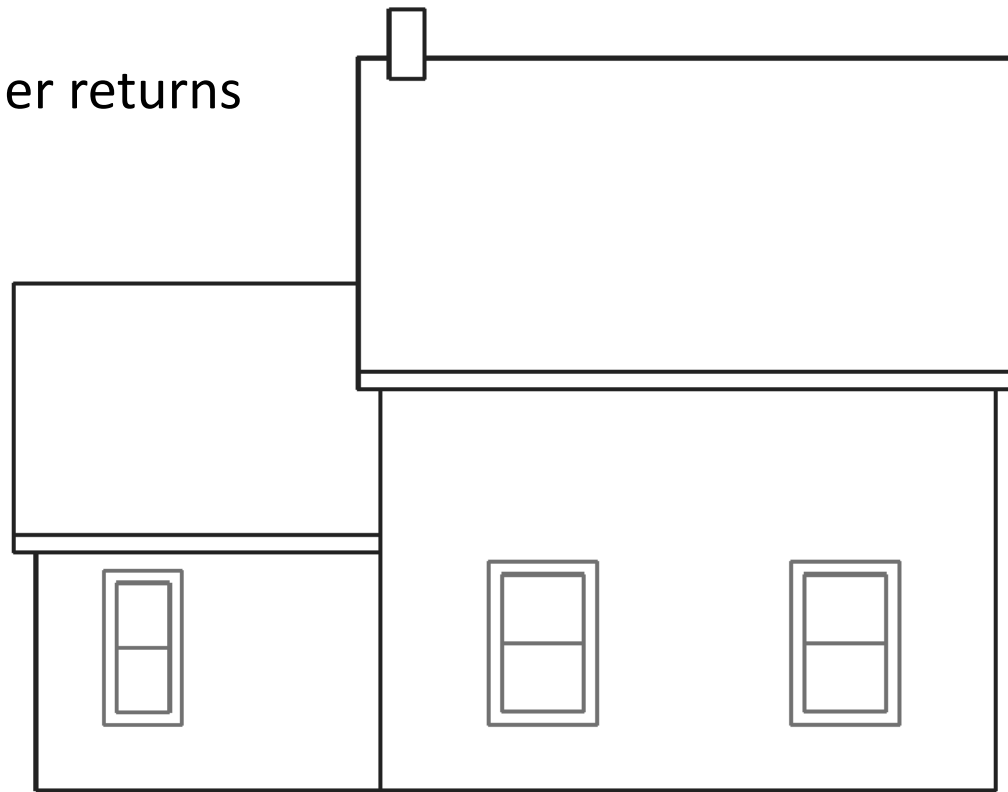


Scale: 1 Inch = 30 feet on 8.5 x 11

No changes to foundation or house perimeter

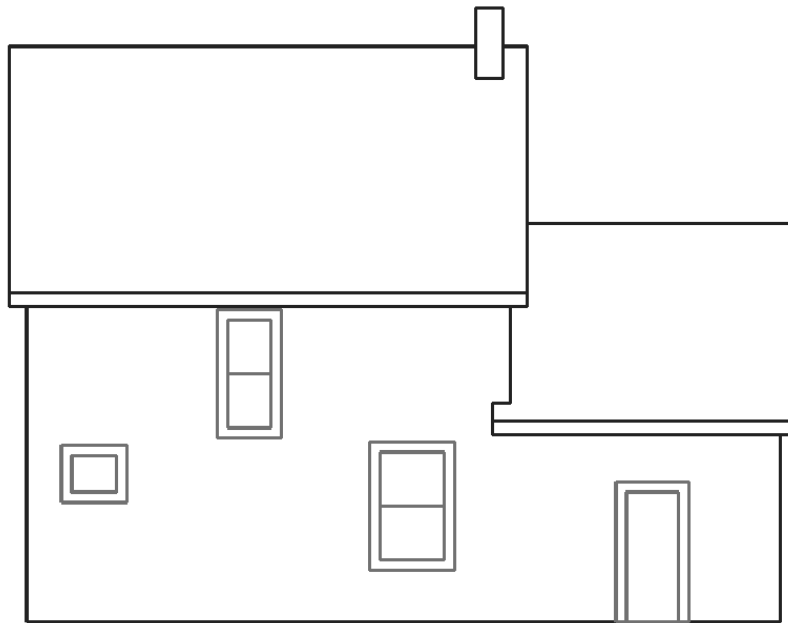
Detail: 223 3<sup>rd</sup> St

Porches and corner returns omitted

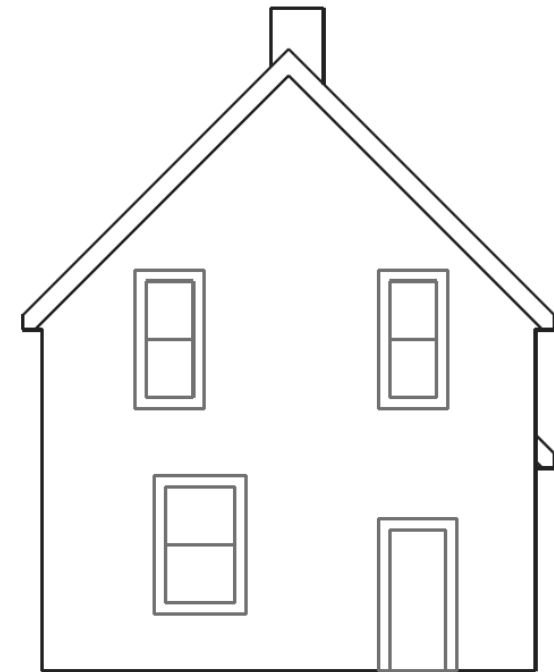


Demolition Schedule  
Remove the following:

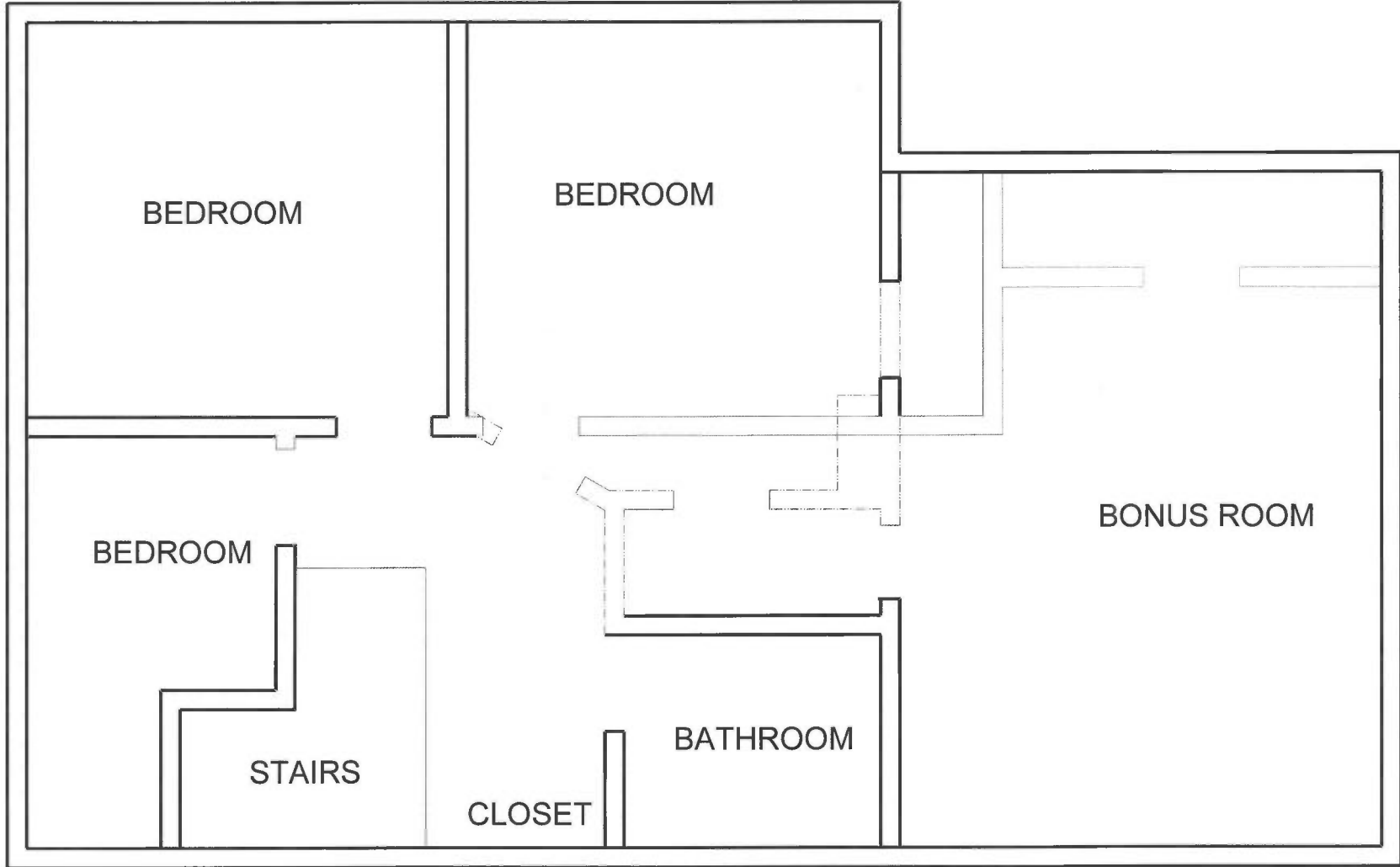
- A: Chimney
- B: Bathroom Window
- C: East Bedroom Window
- D: Bonus Room Window
- E: Bonus room



South Elevation Existing

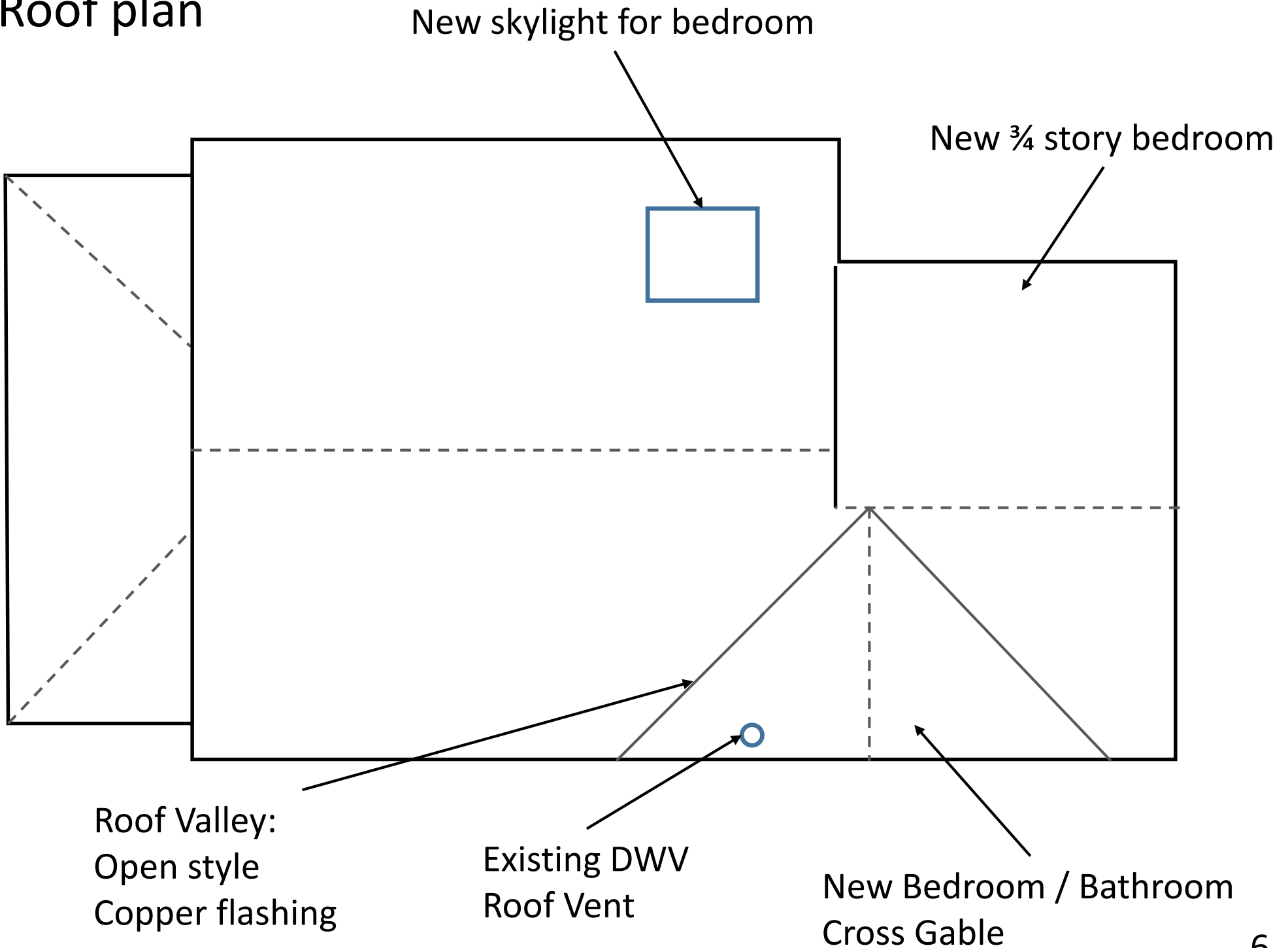


West Elevation Existing



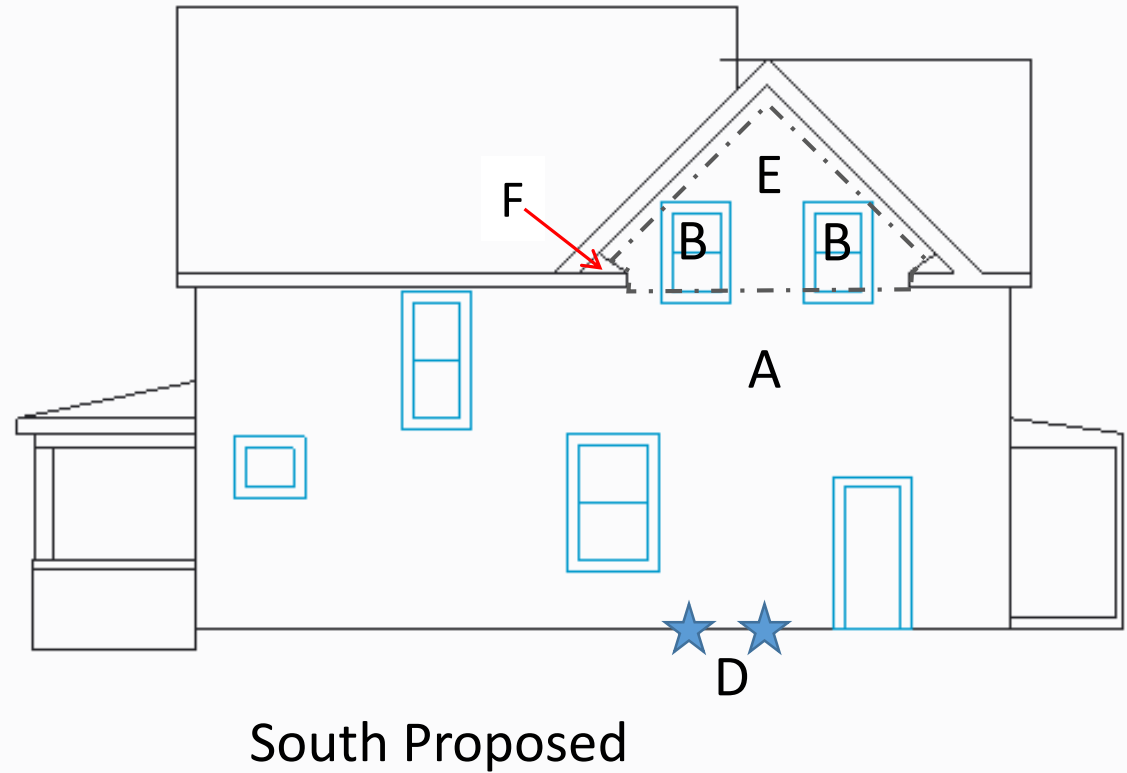
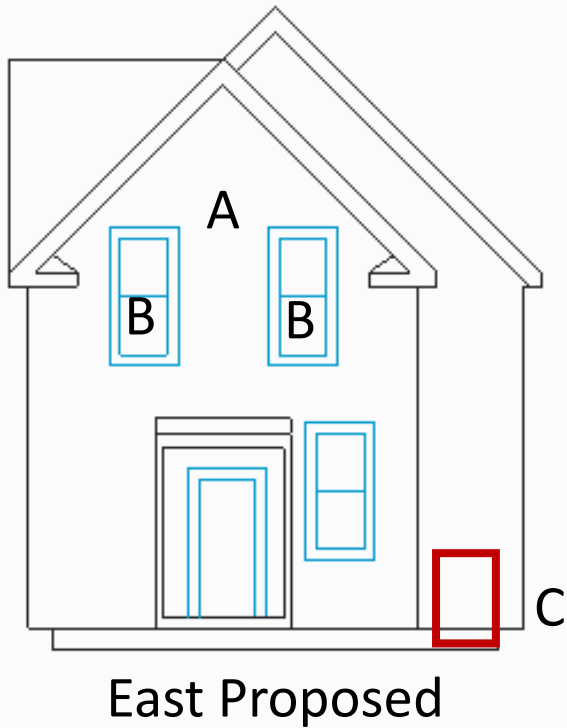
- REMOVE
- ADD
- UNCHANGED

# Roof plan





# New elevations & material schedule



Cedar lap siding 3.75" exp. as required (A)  
Two existing wood double hung windows (B)  
Air Conditioner + electrical connection (C)

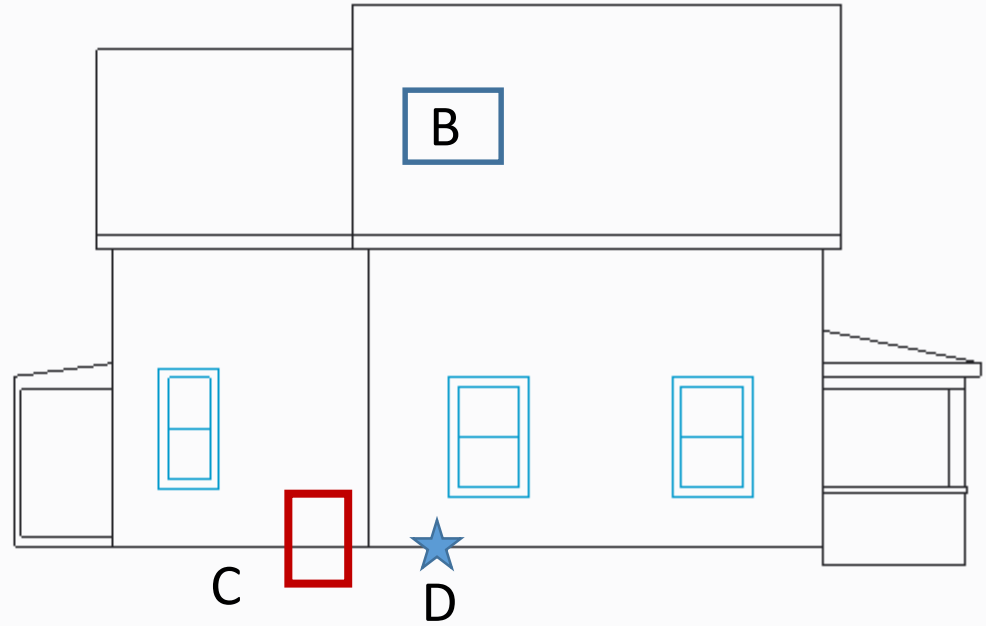
Cedar lap siding 3.75" exp., as needed to repair (A)  
Two Anderson 400 series windows (B)  
HVAC intake/exhaust vents (D)  
Shingles on gable wall (E)  
Shingles on corner returns (F)

Fiber cement shingle siding:  
Used on (E) and (F)





West Proposed



North Proposed

- Velux Skylight (B)
- Air Conditioner (C)
- HVAC intake/exhaust vents (D)



Fiber cement shakes for new corner returns and cross gable



Option 2 for cross gable



Typical application



Typical vent

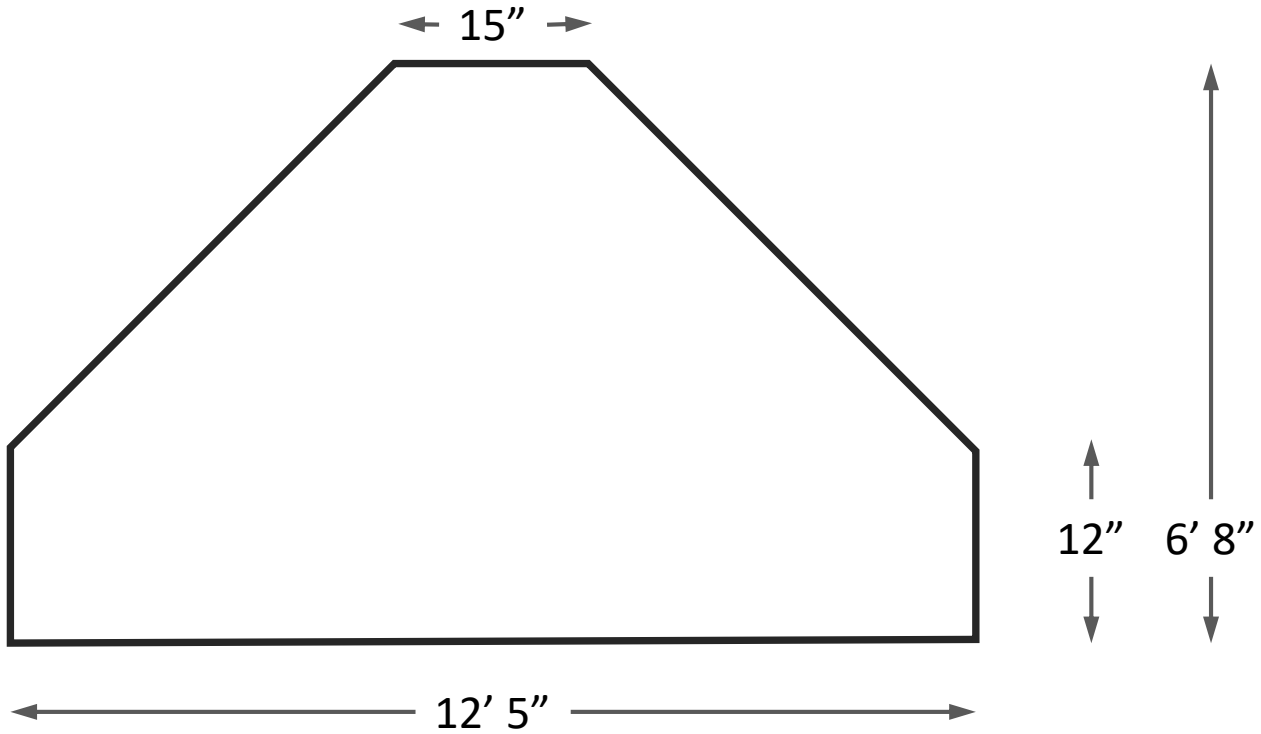
Supplemental information  
ANN ARBOR HDC  
MIERAS RESIDENCE, 223 THIRD STREET

TABLE OF CONTENTS:

1. TITLE SHEET
2. BONUS ROOM DIMENSIONS AND HVAC DUCTS
3. VELUX ROOF WINDOW DETAILS
4. NEW SOUTH ELEVATION WINDOWS
5. EAST ELEVATION WINDOWS AND TRIM



## Bonus room information:



Room length is 12' 9''

## HVAC Ducts:

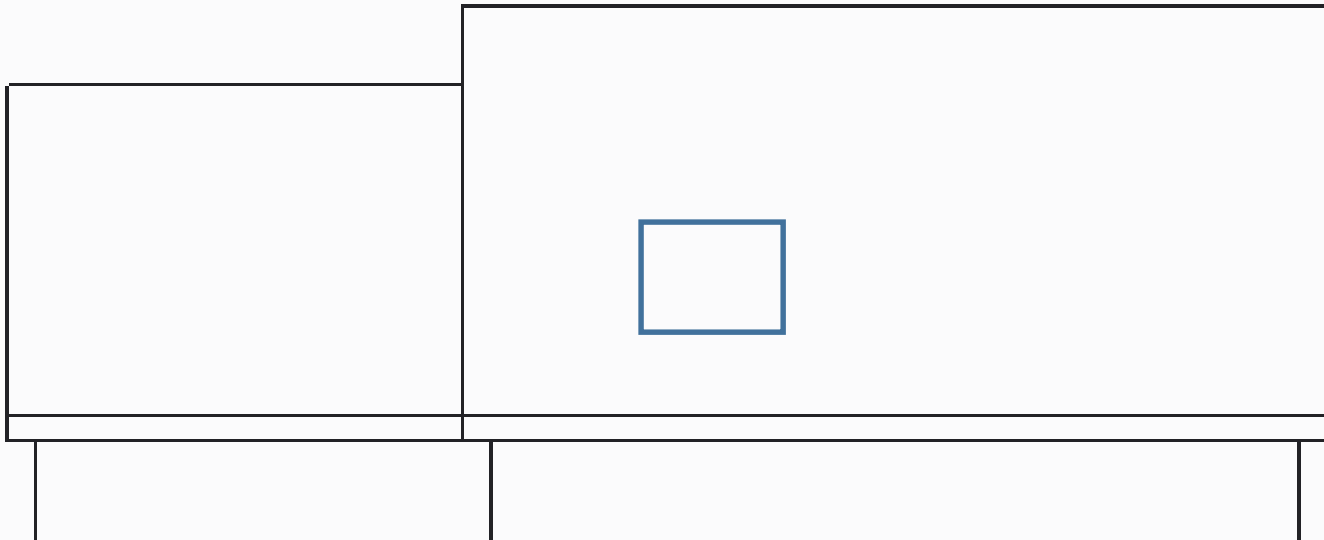
Concentric Style 3'' PVC Vent



# Skylight information:

VELUX GPU SK06 0060R Egress rated roof window

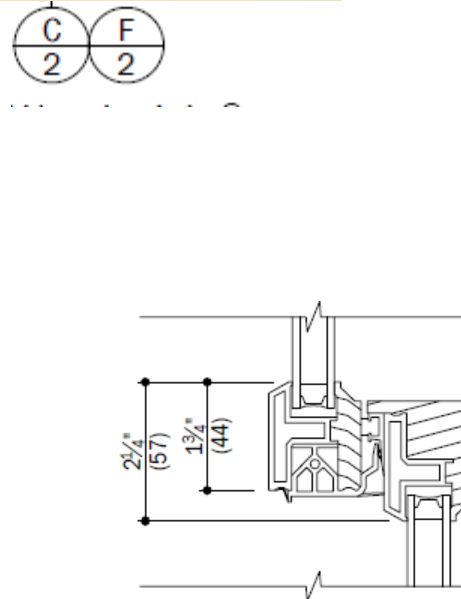
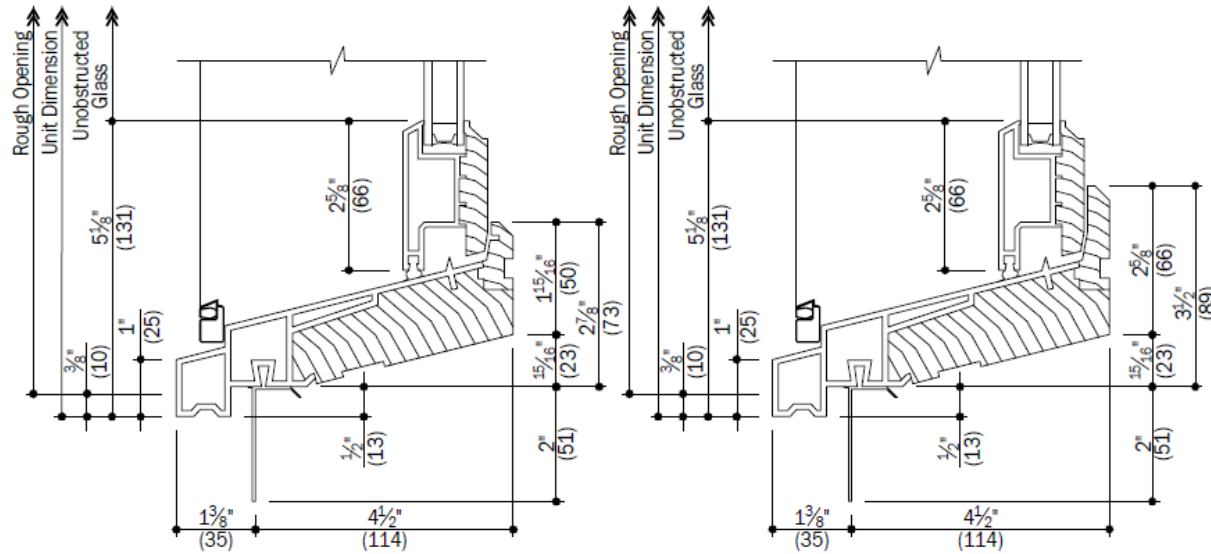
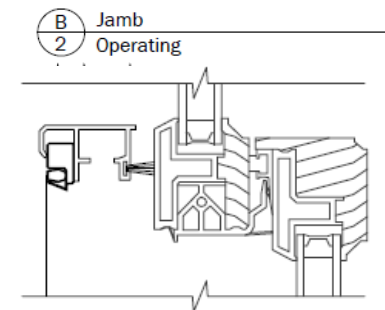
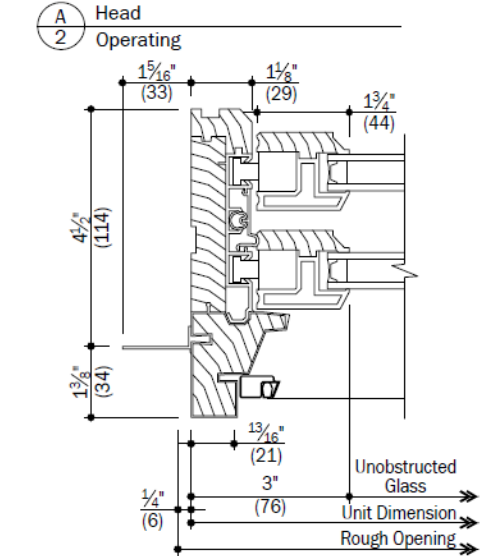
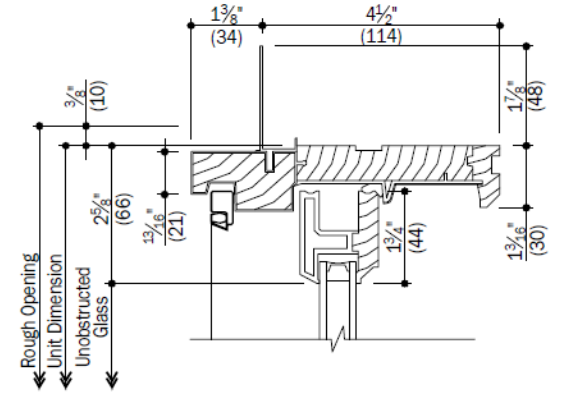
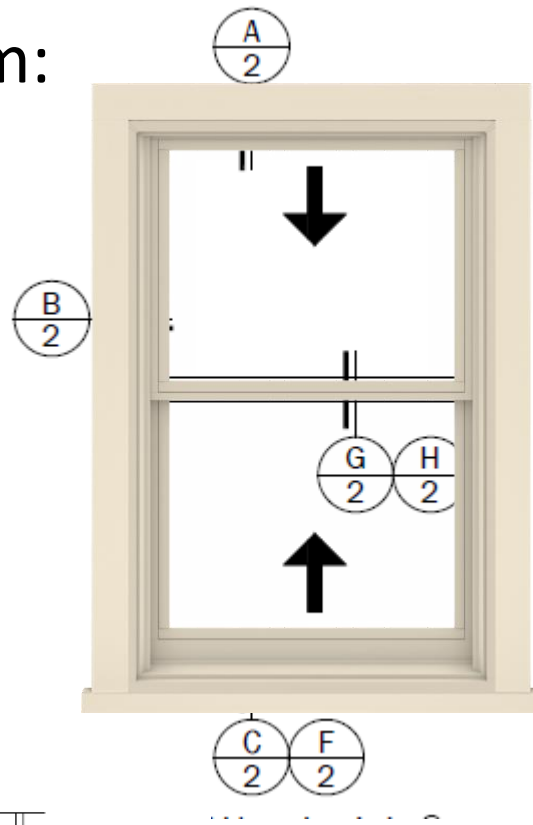
- SK06 size 44" x 46"
- Grey frame
- 4" approximate protrusion from roof



# South Proposed Windows and trim:

## Anderson 400 Series Woodright Windows

- 3.5" Fibrex trim with sill nosing
- White Fibrex exterior cladding
- WDH24210 2'6"W x 3'H



C 2 Sill Operating

F 2 Sill With performance grade upgrade

G 2 Check Rail

H 2 Half Screen at Check Rail

# East Proposed Windows and trim:

Salvage and relocate existing softwood trim on east elevation.

Two windows:

- 30" w x 55" h rough opening
- 5/4 x 5" trim
- Sill nosing 1.5" exp x 2" thk



Gable Trim:

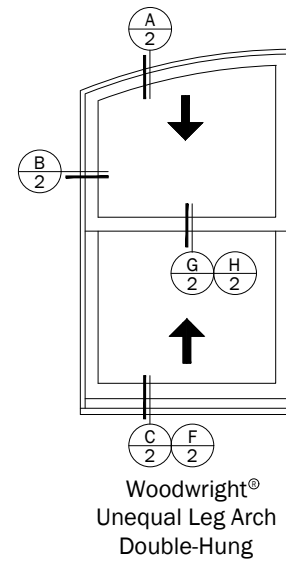
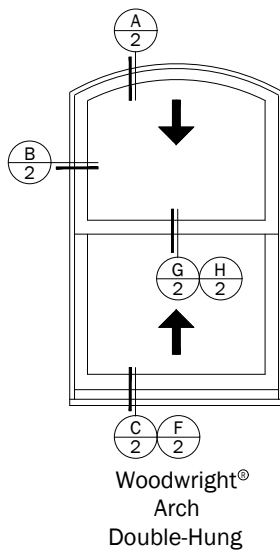
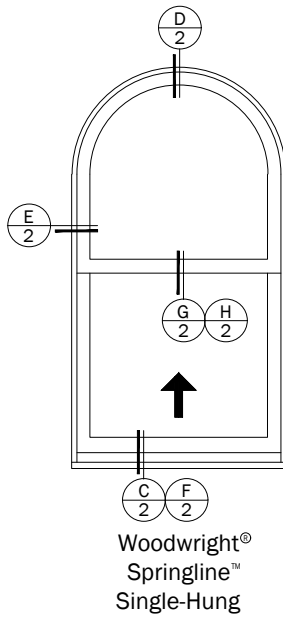
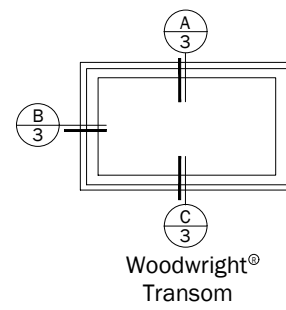
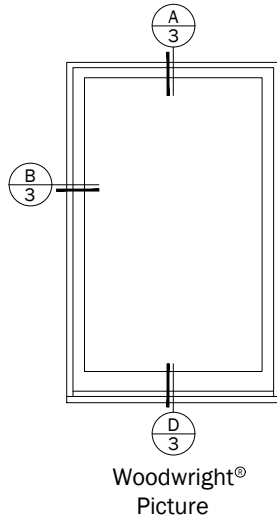
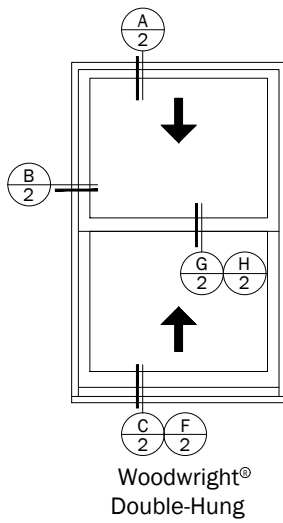
- 3x2 Crown molding
- 1x6 Rake Board
- 1 x 8 Soffit
- Bed molding
- 5/4 x 7" frieze board
- 5/4 x 4" corner board





# 400 SERIES

## Woodwright® Double-Hung Full-Frame Windows



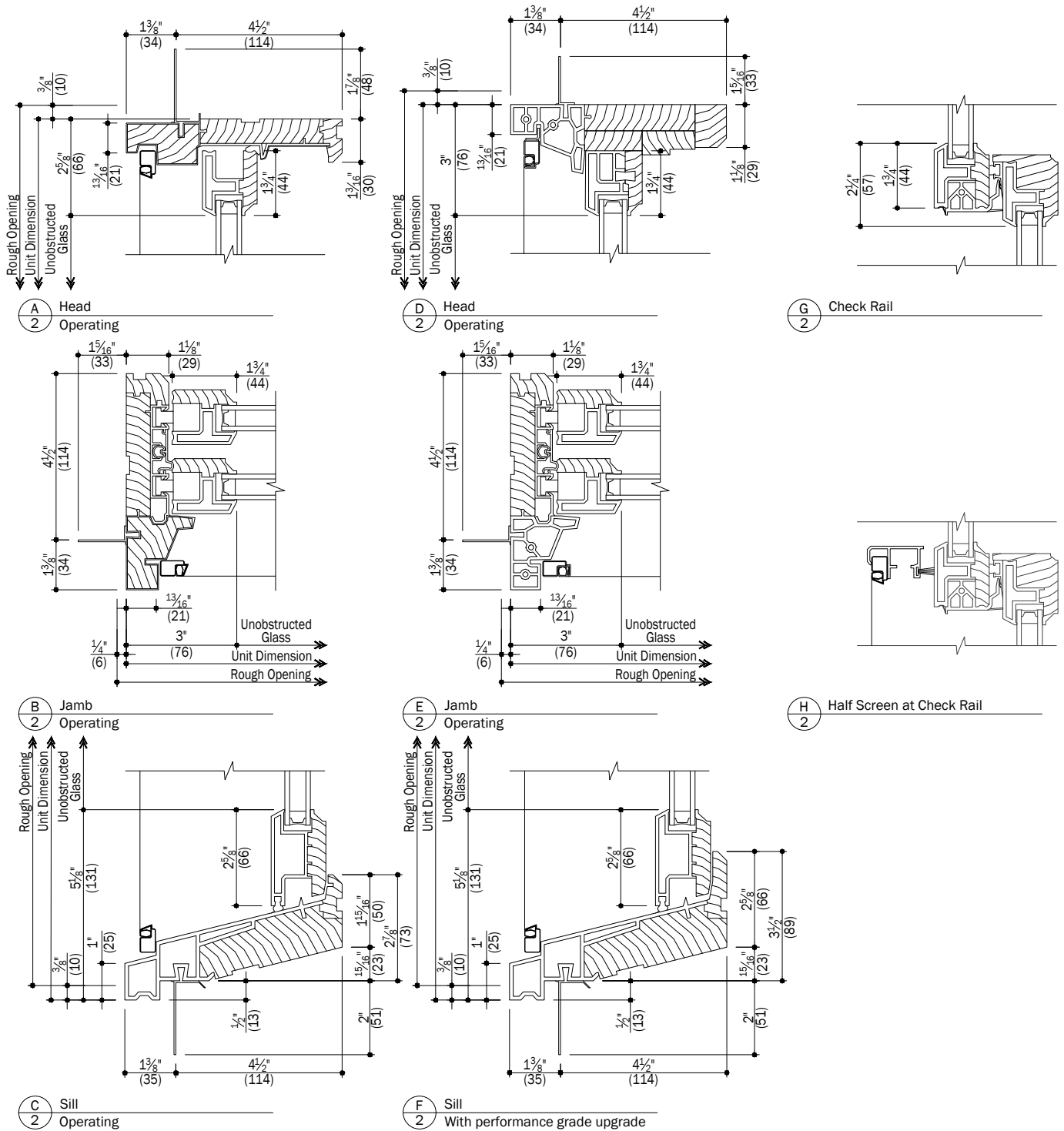
**Notes:**

Details have been optimized for use in architectural software and do not match manufacturing specifications. Dimensions in parentheses are in millimeters.

See Pages 4 Thru 6 for Accessories

# 400 SERIES

## Woodwright® Double-Hung Full-Frame Windows



**Notes:**

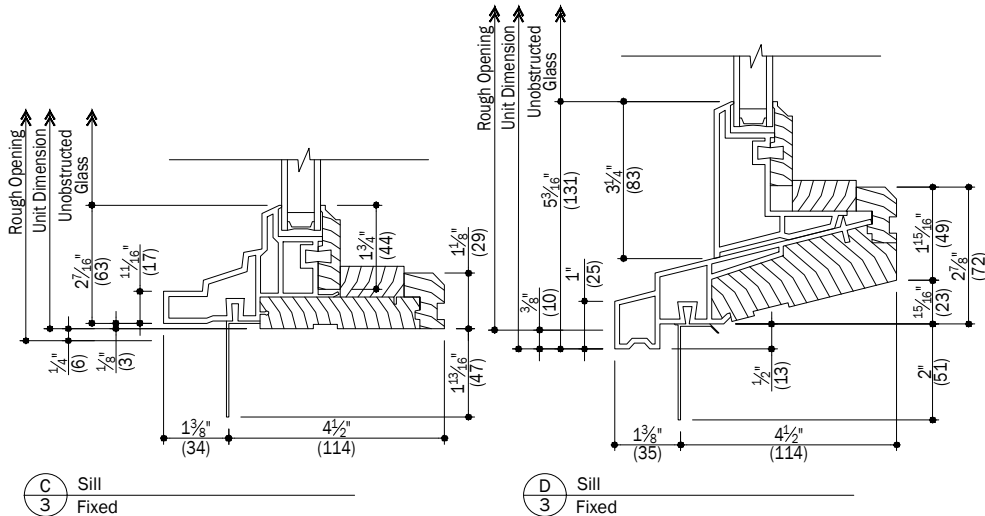
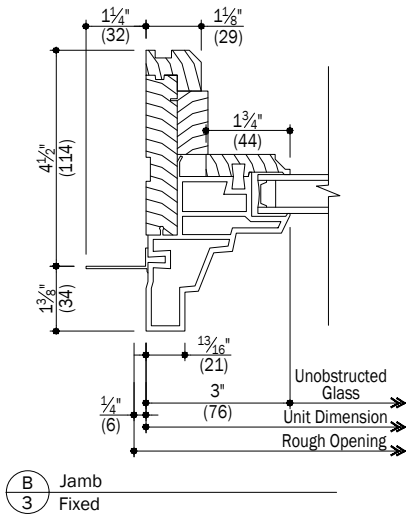
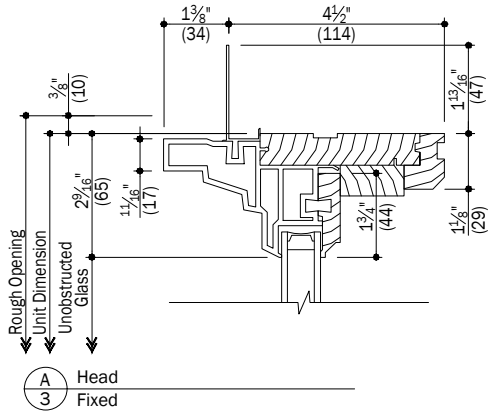
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**See Pages 4 Thru 6 for Accessories**

Date: 10/04/16  
 Scale: 3" (76) = 1' (305)

# 400 SERIES

Woodwright® Double-Hung Full-Frame Windows



**Notes:**

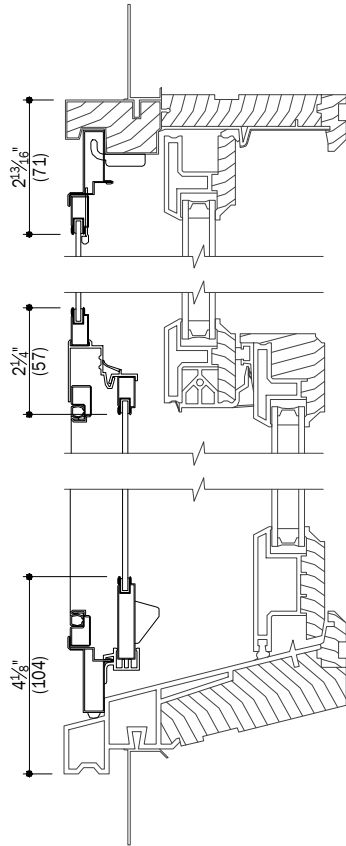
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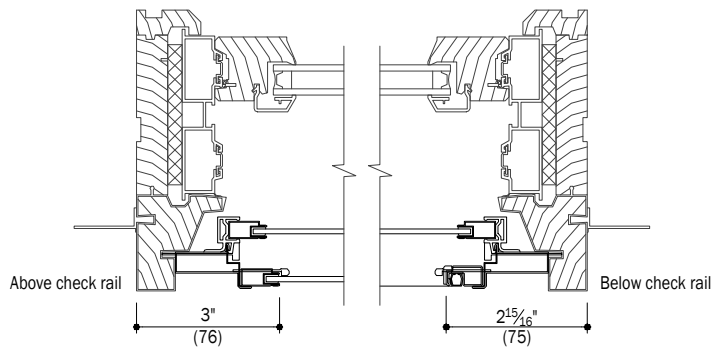
Date: 10/04/16  
Scale: 3" (76) = 1' (305)

# 400 SERIES

## Woodwright® Double-Hung Full-Frame Windows Accessories



**A** Storm/Insect Screen Combination Unit  
4



**B** Storm/Insect Screen Combination Unit  
4

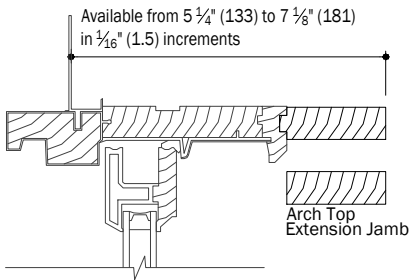
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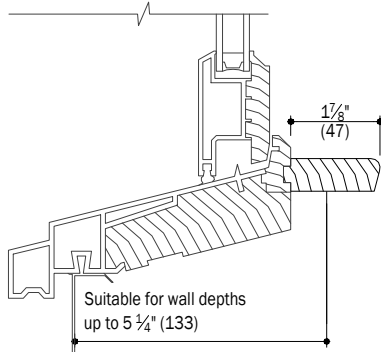
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# 400 SERIES

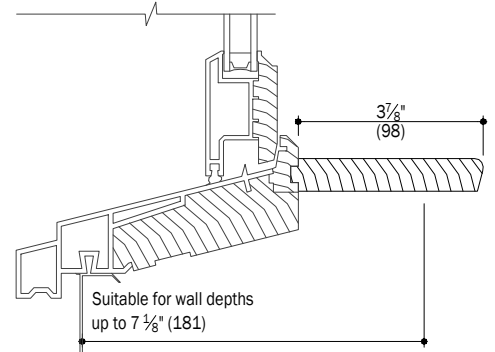
## Woodwright® Double-Hung Full-Frame Windows Accessories



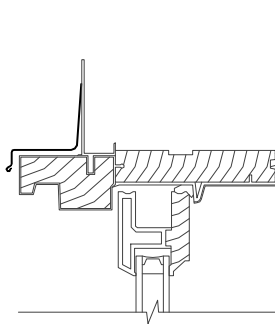
**A**  
5 Extension Jamb



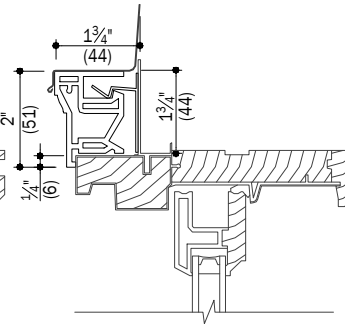
**D**  
5 4 9/16" Stool



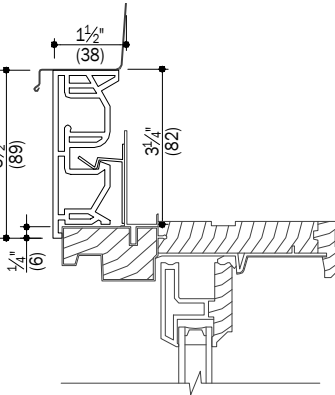
**J**  
5 6 9/16" Stool



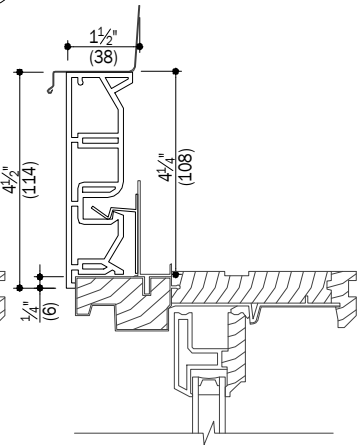
**B**  
5 Drip Cap



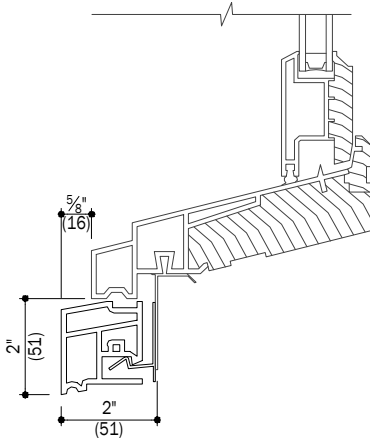
**E**  
5 2" Brick Mould



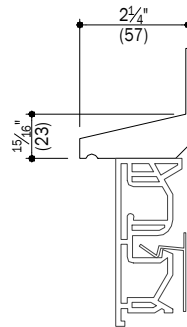
**G**  
5 3 1/2" Flat Casing



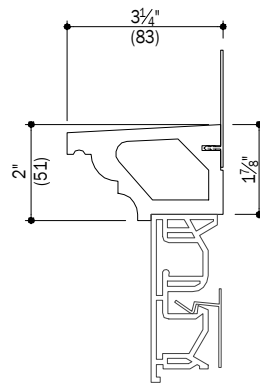
**K**  
5 4 1/2" Flat Casing



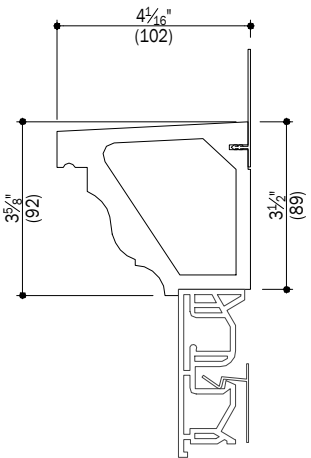
**C**  
5 Sill Nose



**F**  
5 Decorative Drip Cap



**H**  
5 2" Cornice



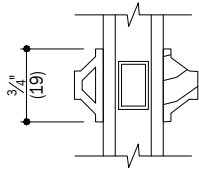
**L**  
5 3 5/8" Cornice

### Notes:

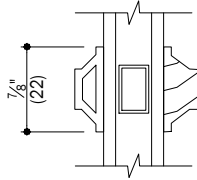
Details have been optimized for use in architectural software and do not match manufacturing specifications. Dimensions in parentheses are in millimeters.

# 400 SERIES

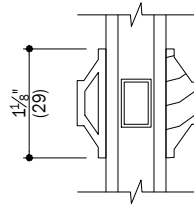
## Woodwright® Double-Hung Full-Frame Windows Accessories



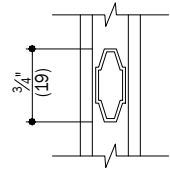
**A**  
6  $\frac{3}{4}$ " Full Divided Light



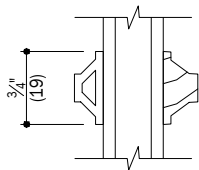
**E**  
6  $\frac{7}{8}$ " Full Divided Light



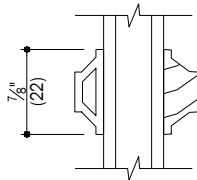
**J**  
6  $1\frac{1}{8}$ " Full Divided Light



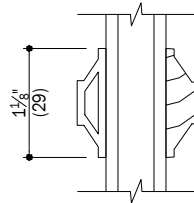
**M**  
6  $\frac{3}{4}$ " Finelight



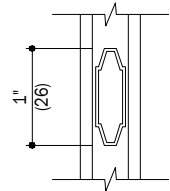
**B**  
6  $\frac{3}{4}$ " Simulated Divided Light  
Removable interior is available



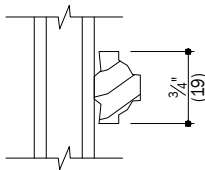
**F**  
6  $\frac{7}{8}$ " Simulated Divided Light  
Removable interior is available



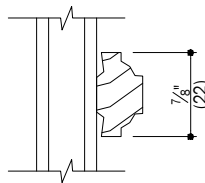
**K**  
6  $1\frac{1}{8}$ " Simulated Divided Light  
Removable interior is available



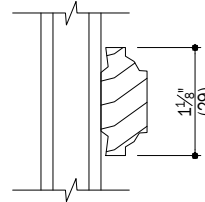
**N**  
6 1" Finelight



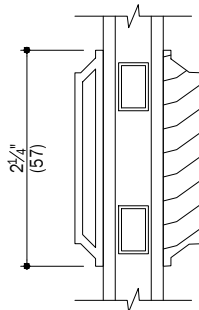
**C**  
6  $\frac{3}{4}$ " Removable Interior Grille



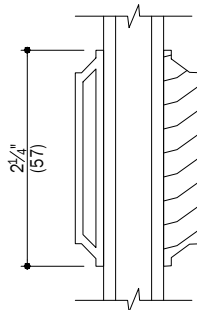
**G**  
6  $\frac{7}{8}$ " Removable Interior Grille



**L**  
6  $1\frac{1}{8}$ " Removable Interior Grille



**D**  
6  $2\frac{1}{4}$ " Full Divided Light  
Simulated check rail  
Only available on picture units



**H**  
6  $2\frac{1}{4}$ " Simulated Divided Light  
Simulated check rail  
Only available on picture units

### Notes:

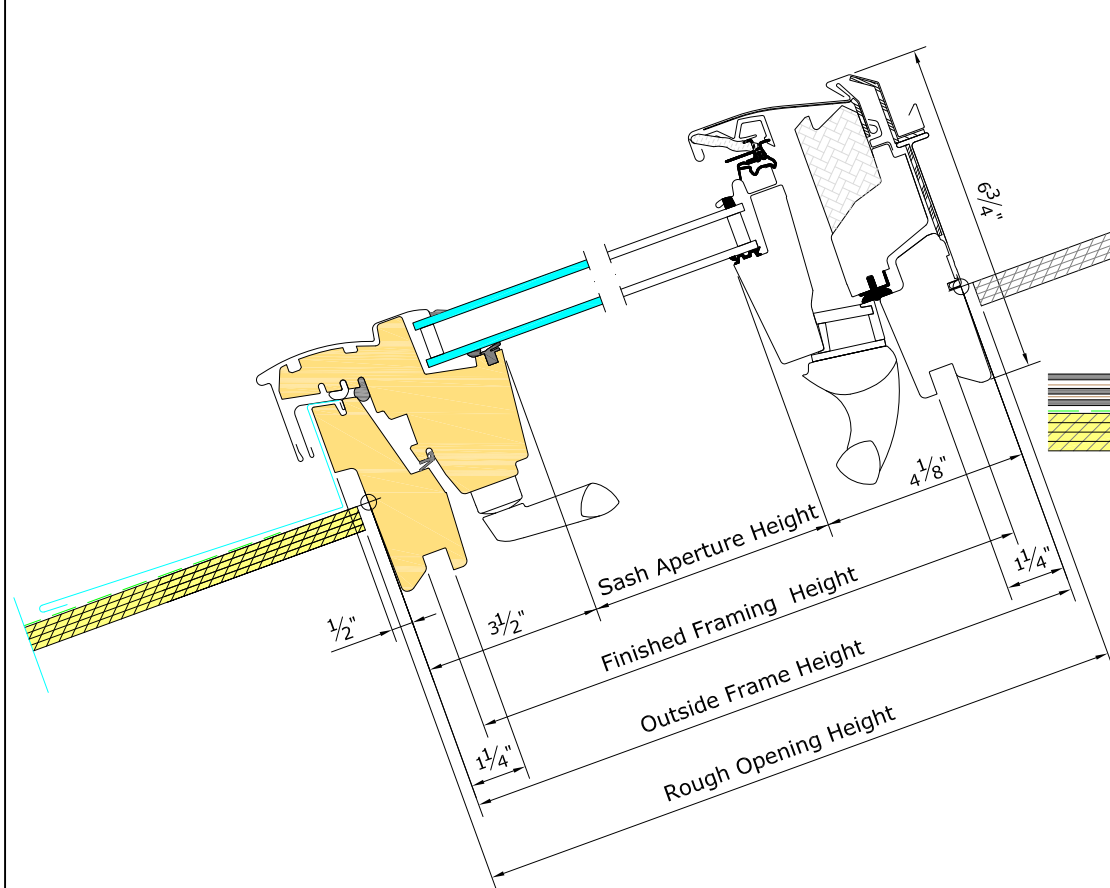
Details have been optimized for use in architectural software and do not match manufacturing specifications. Dimensions in parentheses are in millimeters.



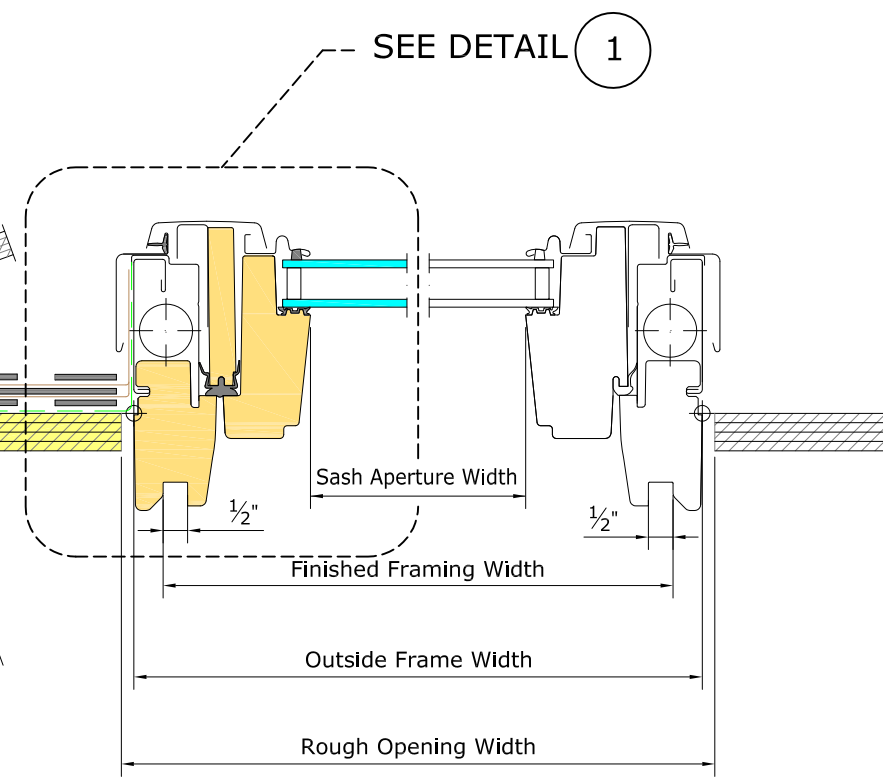


3:12 - 17:12

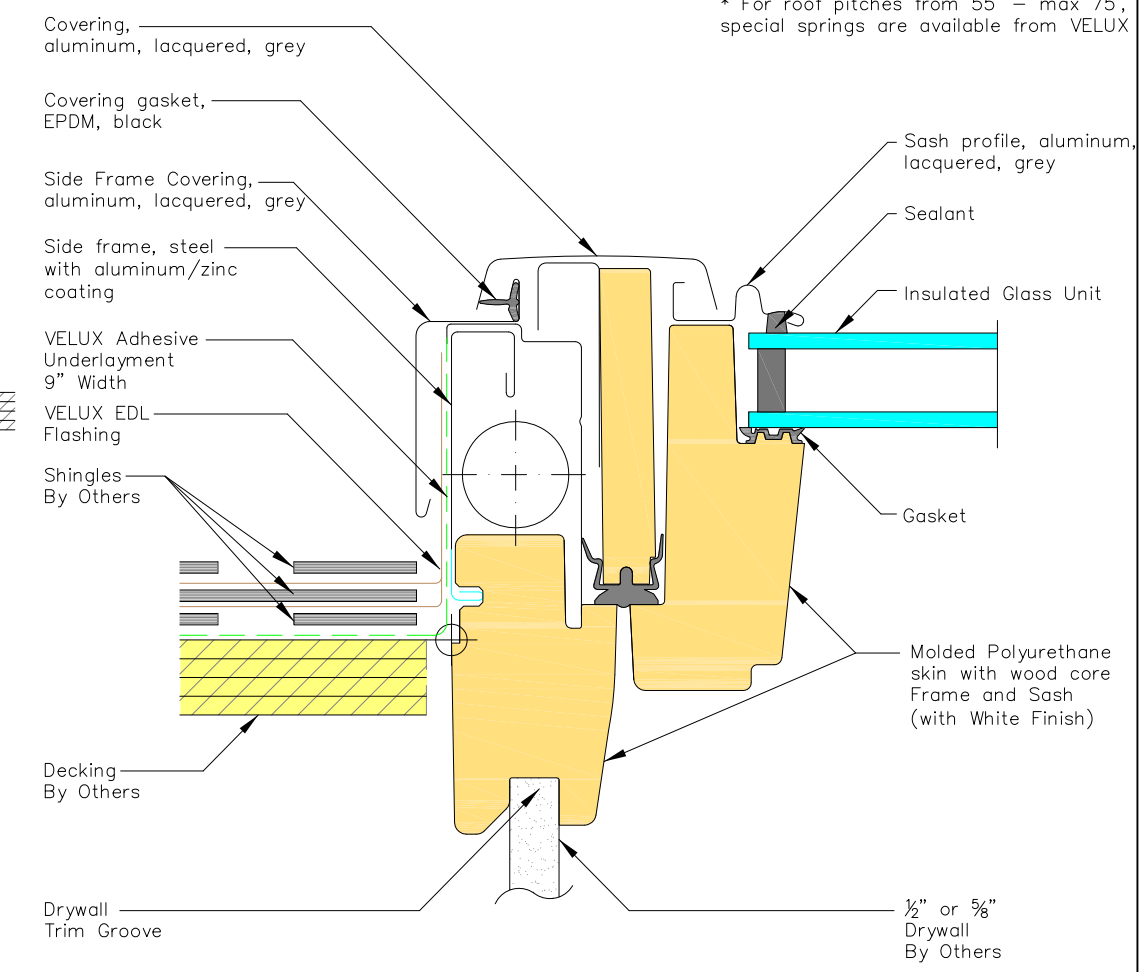
\* For roof pitches from 55° - max 75°, special springs are available from VELUX



**VERTICAL CROSS SECTION**



**HORIZONTAL CROSS SECTION**



**DETAIL 1**

**PRODUCT DIMENSIONS**

METRIC UNITS (MILLIMETERS)										IMPERIAL UNITS (INCHES)									
Size	Rough Opening Width	Outside Frame Width	Finished Framing Width	Sash Aperture Width	Rough Opening Height	Outside Frame Height	Finished Framing Height	Sash Aperture Height	Daylight Area (Sq. Meters)	Size	Rough Opening Width	Outside Frame Width	Finished Framing Width	Sash Aperture Width	Rough Opening Height	Outside Frame Height	Finished Framing Height	Sash Aperture Height	Daylight Area (Sq. Feet)
CK04	562	550	520.4	370.8	991	980	944	783.3	.29	CK04	22 1/8	21 5/8	20 1/2	14 5/8	39	38 1/2	37 1/8	30 3/4	3.12
CK06	562	550	520.4	370.8	1191	1180	1144	983.3	.37	CK06	22 1/8	21 5/8	20 1/2	14 5/8	46 7/8	46 3/8	45	38 3/4	3.98
MK04	794	780	750.4	600.8	991	980	944	783.3	.47	MK04	31 1/4	30 3/4	29 1/2	23 5/8	39	38 1/2	37 1/8	30 3/4	5.06
MK06	794	780	750.4	600.8	1191	1180	1144	983.3	.59	MK06	31 1/4	30 3/4	29 1/2	23 5/8	46 7/8	46 3/8	45	38 3/4	6.35
MK08	794	780	750.4	600.8	1410	1400	1364	1203.3	.72	MK08	31 1/4	30 3/4	29 1/2	23 5/8	55 1/2	55	53 3/4	47 3/8	7.75
PK10	956	942	912.4	762.8	1613	1600	1574	1405.3	1.07	PK10	37 5/8	37 1/8	35 7/8	30	63 1/2	63	62	55 3/8	11.52
SK06	1153	1140	1110.4	960.8	1191	1180	1144	983.3	.95	SK06	45 3/8	44 7/8	43 3/4	37 7/8	46 7/8	46 3/8	45	38 3/4	10.23
UK08	1353	1340	1310.4	1160.8	1410	1400	1364	1203.3	1.40	UK08	53 1/4	52 3/4	51 5/8	45 5/8	55 1/2	55	53 3/4	47 3/8	15.07

**STANDARD GLAZING OPTIONS:**

- Laminated LowE3 (60)

**COMPATIBLE FLASHINGS:**

- EDL Step flashing
- EKL/EKX Combi flashing
- EDW Tile flashing
- EKW/EKX Combi tile flashing

**NOTES:**  
 1. The ROUGH OPENING and FINISHED FRAMING dimensions are based on perpendicular interior finish material on all four sides and these dimensions will vary depending on the roof construction, the thickness and the design of the interior finish material.

Sky-Global Product Management

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 1418 Evans Pond Road  
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 1-800-88-VELUX  
 www.VELUXUSA.com

GPU - Top-hung Roof window